



WE BUILD YOUR BUSINESS



ITALY FRANCE GERMANY ROMANIA SPAIN PORTUGAL

E2K GROUP IS A
GENERAL CONTRACTOR
LEADER IN
TURNKEY CONSTRUCTION

PROVIDING ALL SERVICES
FROM **FEASIBILITY STUDIES**
TO **DELIVERY.**

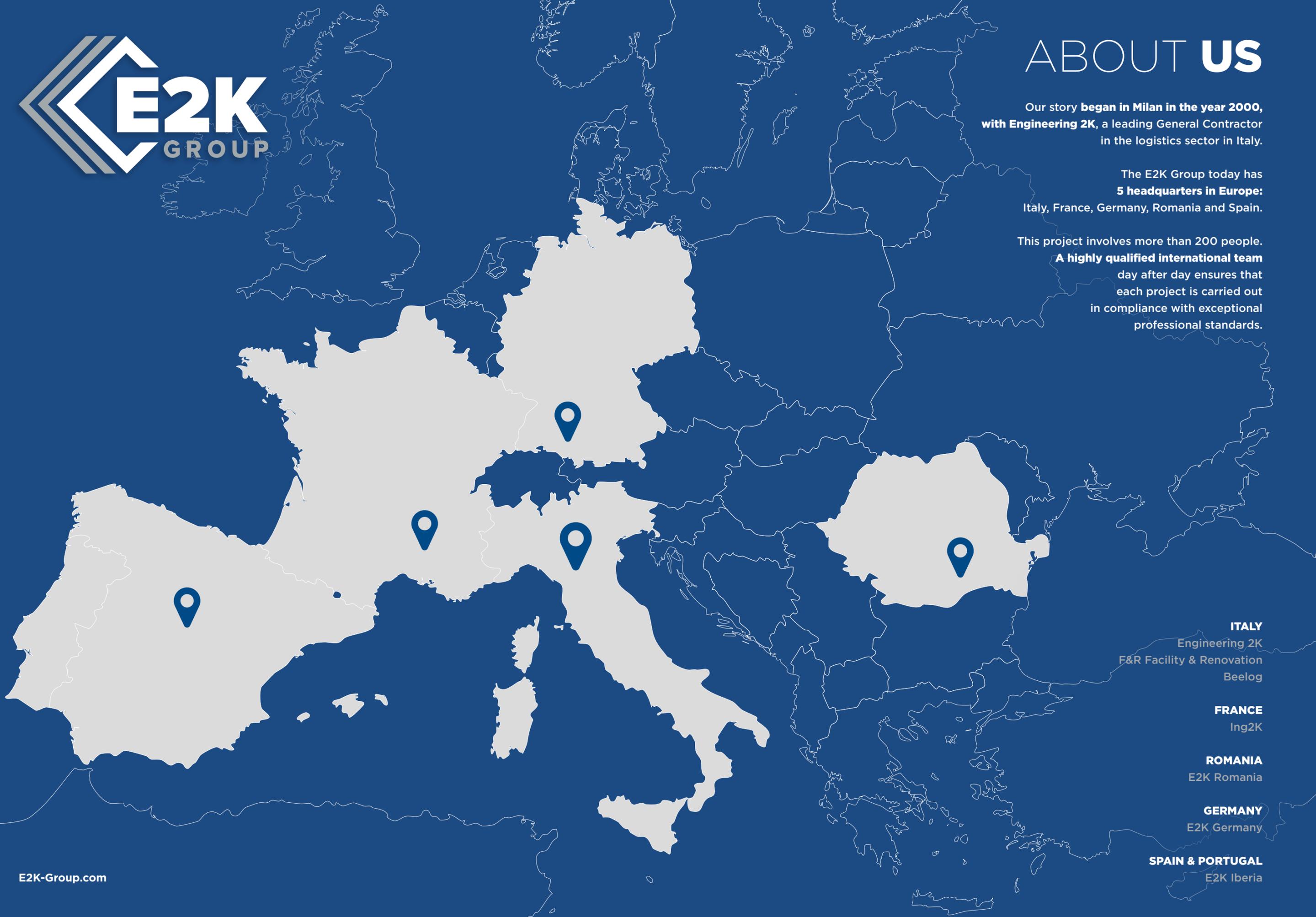


ABOUT US

Our story began in Milan in the year 2000, with Engineering 2K, a leading General Contractor in the logistics sector in Italy.

The E2K Group today has **5 headquarters in Europe:** Italy, France, Germany, Romania and Spain.

This project involves more than 200 people. **A highly qualified international team** day after day ensures that each project is carried out in compliance with exceptional professional standards.



ITALY
Engineering 2K
F&R Facility & Renovation
Beelog

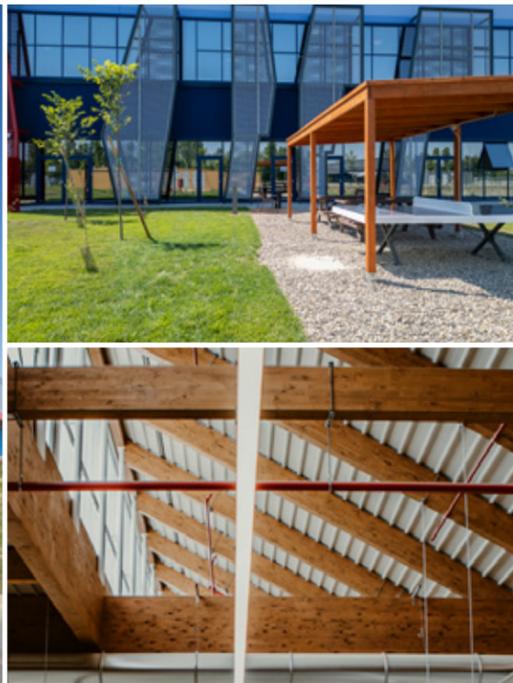
FRANCE
Ing2K

ROMANIA
E2K Romania

GERMANY
E2K Germany

SPAIN & PORTUGAL
E2K Iberia

OUR HISTORY



The FBH group has been active **on the logistics market since the end of the sixties**, and in the last 50 years we have been key players in the evolution of this sector. We have always pursued a mission of **competitiveness and profitability over time**, and for this reason we have constantly evolved our business.

Putting ourself at the service of supply chain management for our group has meant not only designing and managing intra-company logistic activities but also making “structural” **opportunities available to our customers, to facilitate effective production and distribution at the right time**, and constant cost reductions with guarantees on the level of service.

GROUP DEVELOPMENT

Our story began in Italy to respond to the high demand for modern, efficient and state-of-the-art logistics facilities.

The extensive experience in turnkey construction acquired by Enginnering2K has allowed it to **expand on an international level** (Italy, France, Germany, Romania, Spain and Portugal).



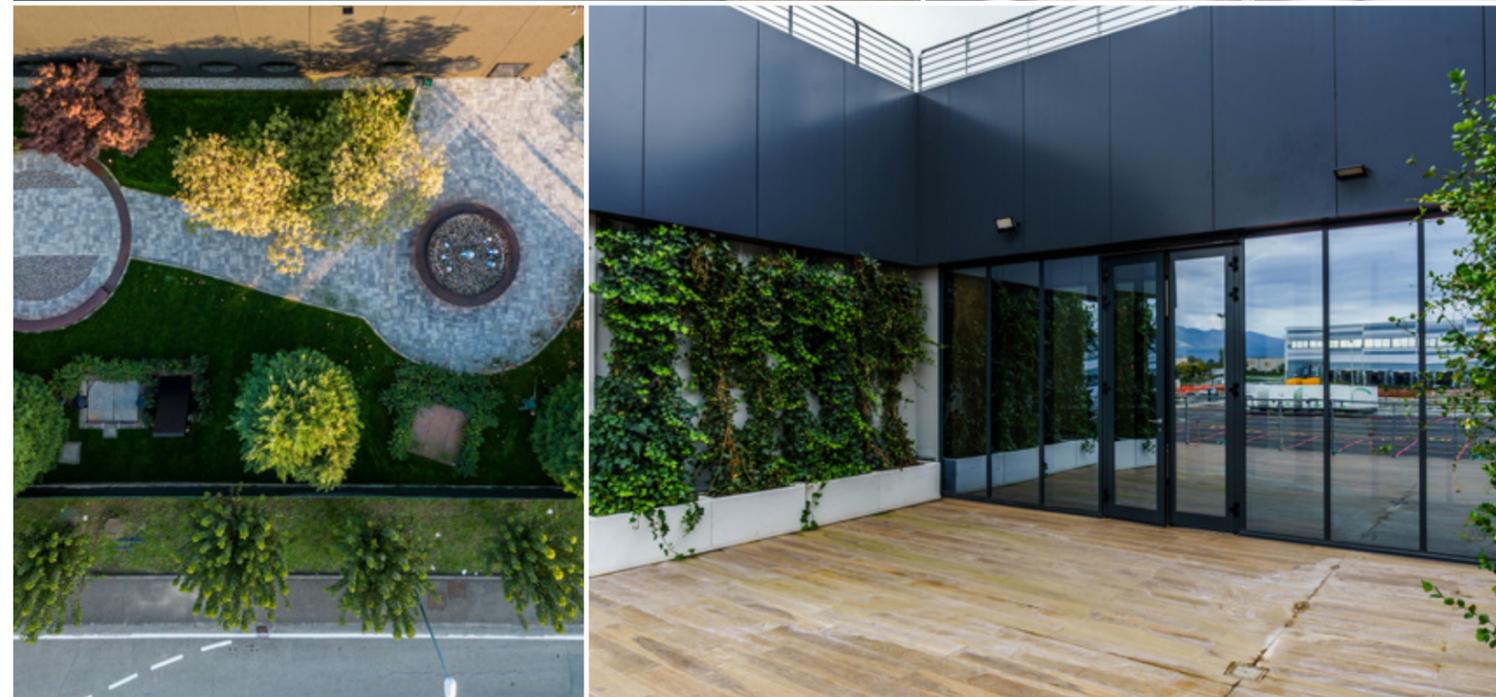
The Group is divided into **independent national companies** to offer the best support in accordance with local regulations and technical characteristics while guaranteeing a close and high-quality partnership. **E2K has expanded mainly in Italy** with the acquisition of new companies.



F&R Facility & Renovation operates as a Global Service for property renovation, adaptation and expansion and to ensure optimal building maintenance.

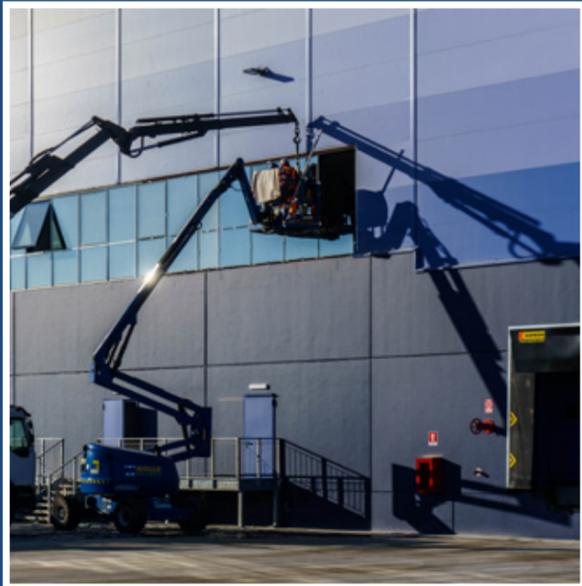


Beelog provides operational solutions and site management for one or more phases: logistics and shipping, furniture production and fitting as well as turnkey renovations.



KEY FIGURES

Over
25 years
experience



More than
7 million sqm
GLA

7
logistics hubs



More than
250 projects



200
employees

OUR VALUES

SUSTAINABILITY

E2K group is committed to sustainable construction. The objective of our group strategy is to analyze the main variables that can be used in the design phase of smart buildings, to improve the sustainability of warehouses and logistics facilities. This commitment is reflected in **improvements to the energy performance of our buildings**, the search for more responsible alternative materials, **improvements to the quality of life at work for operators and their employees**, enhancements to green spaces and the use of renewable energy. As a result we help our customers obtain environmental certifications.



QUALITY, HEALTH & SAFETY

We are committed to providing the Highest Level of Prevention and Protection: the Objective is 0 accidents, to implement best practices, a dedicated team of HSE managers and supervisors, weekly analysis & external auditing and regular reporting. Quality procedures are essential to track operations and identify critical areas. European Quality Standards increase year after year and the **E2K Group implements Quality Procedures to comply with the latest requirements.**

✓ ISO 9001:2015 / 10005:2019 / 14001:2015

✓ ISO 26000:2010 / 37001:2016 / 45001:2018



OUR SERVICES



GENERAL CONTRACTING & TURN-KEY PROJECTS

As a general contractor **we coordinate all aspects of construction projects**, ensuring that tasks are completed on time, within budget, and to specified standards. We also provide infrastructure works coordination.



CONSTRUCTION DESIGN & FEASIBILITY STUDIES

Our project management service includes comprehensive design capabilities, covering **development plans, feasibility studies and layout designs** (BIM).



PLANNING AND ADMINISTRATIVE AUTHORISATION SERVICES

We also provide **technical and administrative support**, including liaison with public administration, handling building permits and fire brigade compliance.



REFURBISHMENT & RENOVATION

Our renovation service encompasses planning and executing **partial or complete restructuring** projects. Our services include: revamping, relamping and repowering.



POST CONSTRUCTION SERVICES & FACILITY MANAGEMENT

Our facility management service includes routine scheduled maintenance and special repairs. We offer comprehensive **global services** (detailed cost assessments, coordinating safety protocols).



OUR EXPERTISE



E-COMMERCE

MAIN CUSTOMERS



Since the start of e-commerce in Italy, the E2K Group has collaborated with the main market players, developing automated warehouses to meet the rising demand for different logistics functions, resulting in various types of buildings, including **mega e-fulfillment centers**, parcel sorting centers and last-mile parcel delivery centers.



COLD CHAIN

MAIN CUSTOMERS



E2K has been working with major players in the European food industry (fresh products, poultry, processed products, frozen products), **building tailor-made warehouse and distribution plants** to meet customer specifications and HACCP requirements, while boosting their business and operations.



CROSS DOCKING

MAIN CUSTOMERS



From a construction point of view the E2K Group over time has developed different shaped Cross Docking buildings to fulfill different customer needs (**L Shape, T Shape, H shape**); E2K developed specific know-how to build **column-free** platforms and warehouses to enhance indoor movement efficiency (DB Shenker).





INDUSTRIAL BUILDINGS

MAIN CUSTOMERS

PRADA  *Plastipak*

E2K also deals with industrial buildings. These types of buildings meet the operational needs of companies and reflect a commitment to innovation and sustainability. Buildings are designed with **optimized layouts** to maximize the efficiency of production processes while promoting accessibility and integrating **cutting-edge technological systems**.

iDA ITALIAN DATACENTER ASSOCIATION

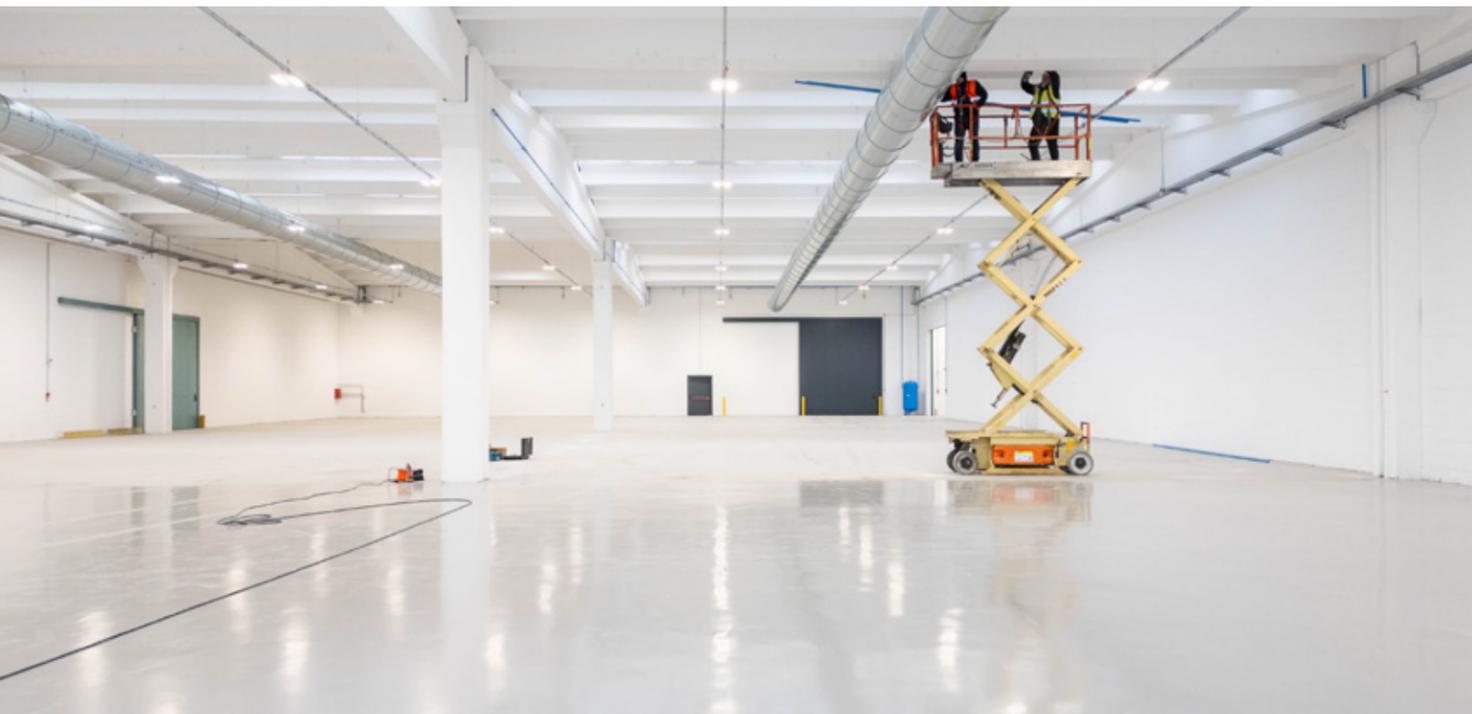


OFFICES

MAIN CUSTOMERS

Renault Group  

The construction of commercial buildings has always been a part of E2K's business and is a process that combines **functionality** and **aesthetics** to create spaces for office and manufacturing projects. Interiors are designed with flexible and optimized layouts allowing spaces to be adapted to different needs, while ensuring energy efficiency, **safety** and **comfort**.



REQUALIFICATION

MAIN CUSTOMERS

MISCUSI  ROMAEST

Renovation is the new challenge for E2K. **Revamping, relamping,** and **repowering** projects make it possible to update and improve existing structures to make them more efficient while reducing energy consumption and improving safety. The focus of this service is to reduce the environmental impact of construction sites by **restoring disused buildings**, reduce waste volumes and favo eco-friendly materials.

Castel San Giovanni (PC)

THE MOST STRATEGIC LOGISTICS HUB IN ITALY

Total land area	2,000,000 sqm
Total footprint area	887,000 sqm
1st construction year	2004





LOGISTICS WAREHOUSE
Castel San Giovanni (PC)
REANULT GROUP

Total GLA	29,000 sqm
Warehouse area	26,000 sqm
Office space	3,000 sqm
Year of construction	2023
Building height	14.5 m
Photovoltaic system	1.5 MW
Environmental certification	BREEAM Excellent



CROSS-DOCKING WAREHOUSE
Castel San Giovanni (PC)
SDA

Total GLA	22,500 sqm
Warehouse area	21,200 sqm
Office space	1,300 sqm
Year of construction	2024
Building height	11 m
Photovoltaic system	600 kWp
Environmental certification	BREEAM Excellent



Carried out by Engineering 2K



Bologna Interporto

A LARGE INNOVATIVE AND SUSTAINABLE LOGISTICS HUB

Total land area	800,000 sqm
Total footprint area	450,000 sqm
1st construction year	2012





CROSS-DOCKING WAREHOUSE

Bologna

PALLEX

Total GLA	23,700 sqm
Warehouse area	22,700 sqm
Office space	1,000 sqm
Year of construction	2023
Building height	15 m
Photovoltaic system	400 kWp
Environmental certification	BREEAM Excellent



MULTI-TEMPERATURE WAREHOUSE

Bologna

NATURA SÌ

Total GLA	49,200 sqm
Warehouse area	36,400 sqm
Mezzanine area	9,000 sqm
Office space	3,800 sqm
Year of construction	2016
Year of renovation	2020
Building height	15 m
Photovoltaic system	670 kWp
Environmental certification	BREEAM Very Good
Indoor Temperature	from +4° to +20°



Carried out by Engineering 2K



Casei Gerola (PV)

THE FIRST LEED PLATINUM LOGISTICS HUB

Total land area	200,000 sqm
Total footprint area	100,000 sqm
1st construction year	2022





TWO WAREHOUSES WITH ZERO
LAND CONSUMPTION

Casei Gerola

BUILDING A

Total GLA	21,900 sqm
Warehouse area	20,900 sqm
Office space	1,000 sqm
Year of construction	2023
Building height	14.5 m
Environmental certification	LEED Platinum



PROJECTS
LEED PLATINUM
CERTIFIED

BUILDING B

Total GLA	88,000 sqm
Warehouse area	84,000 sqm
Office space	4,000 sqm
Year of construction	2022
Building height	14.5 m
Environmental certification	LEED Platinum



PROJECTS
LEED PLATINUM
CERTIFIED



Mantova

A HIGHLY SUSTAINABLE XXL LOGISTICS WAREHOUSE





THE LARGEST WAREHOUSE EVER BUILT
BY ENGINEERING 2K

Mantova
ADIDAS

Total GLA	178,000 sqm
Warehouse area	133,000 sqm
Mezzanine area	43,000 sqm
Office space	2,600 sqm
Year of construction	2023
Building height	From 16 m to 28 m
Environmental certification	LEED Gold



Carried out by Engineering 2K





E-COMMERCE WAREHOUSES

Novara

AMAZON

Total GLA	188,000 sqm
Warehouse area	175,000 sqm
Office space	13,000 sqm
Year of construction	2021
Building height	20 m (3 levels G+3)
Photovoltaic system	1 MW
Environmental certification	BREEAM Excellent



LOGISTICS WAREHOUSE

San Salvo (CH)

AMAZON

Total GLA	188,000 sqm
Warehouse area	175,000 sqm
Office space	13,000 sqm
Year of construction	2022
Building height	20 m (3 levels G+3)
Photovoltaic system	4 MW
Environmental certification	BREEAM Excellent



LOGISTICS WAREHOUSE

Cameri

GLP



Total GLA	75,000 sqm
Office space	1,350 sqm
Year of construction	2024
Environmental certification	BREEAM Excellent



Carried out by Engineering 2K





LOGISTICS WAREHOUSE

Landriano

GLP PARK

Total GLA	17,000 sqm
Office space	600 sqm
Year of construction	2025
Photovoltaic system	16 kWp
Environmental certification	BREEAM Excellent



LOGISTICS WAREHOUSE

Valsamoggia

G PARK

Total GLA	90,000 sqm
Office space	2,450 sqm
Year of construction	2024
Photovoltaic system	55 KW
Environmental certification	BREEAM Excellent



Carried out by Engineering 2K





CROSS-DOCKING WAREHOUSE

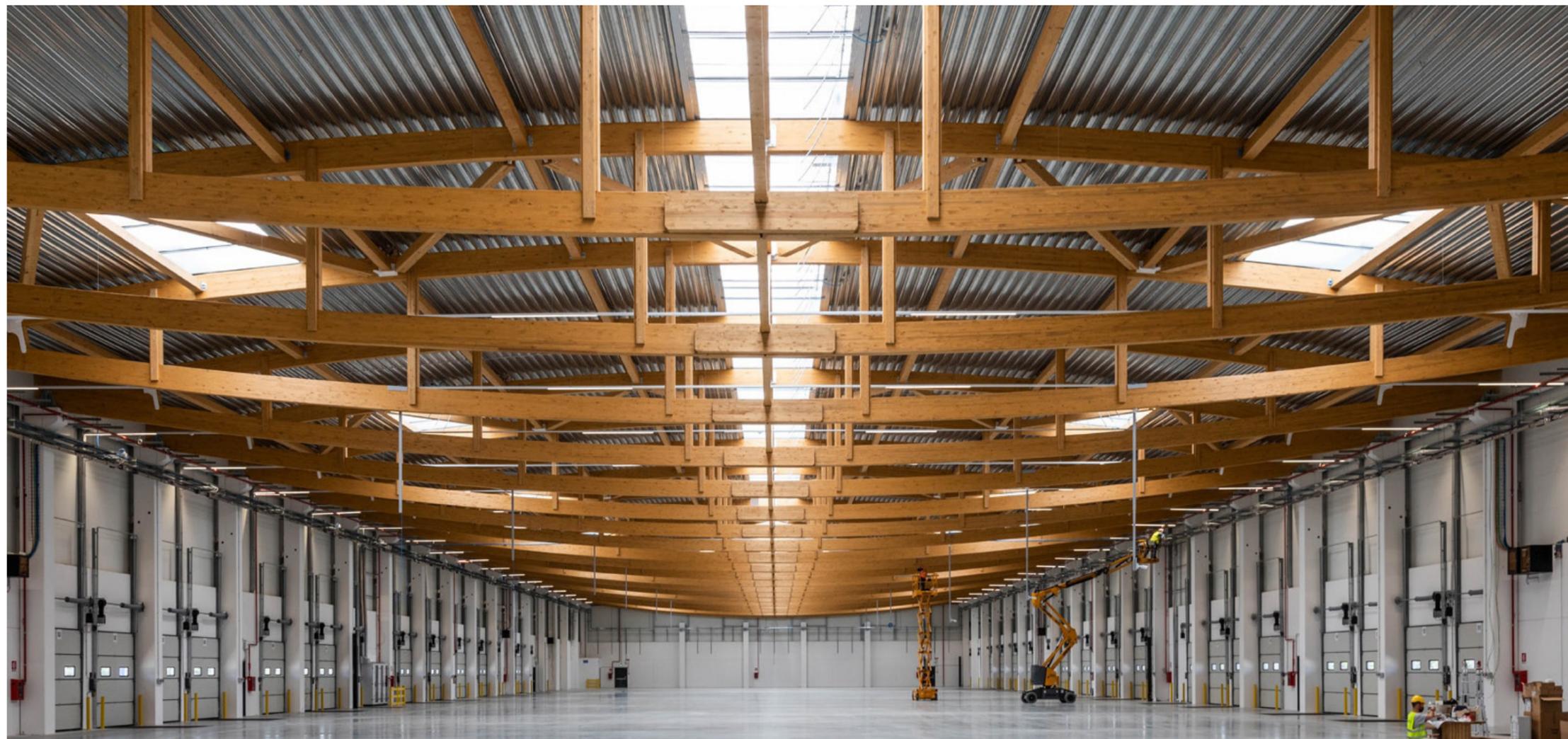
Verona

DB SCHENKER

Total GLA	9,700 sqm
Warehouse area	7,700 sqm
Office space	2,000 sqm
Year of construction	2021
Building height	13 m
Photovoltaic system	150 kWp
Environmental certification	BREEAM Very good



Carried out by Engineering 2K



MULTILEVEL REFRIGERATED WAREHOUSE
Fiorenzuola D'Arda (PC)
NEWCOLD



Total GLA	24,700 sqm
High bay	9,500 sqm
Low bay	12,200 sqm
Office space	3,000 sqm
Year of construction	2023
Building height	From 15m to 40m
Indoor temperature	-28°C



Carried out by Engineering 2K





E-COMMERCE WAREHOUSE
 Nogarole Rocca (VR)
 ZALANDO

Total GLA	126,500 sqm
Warehouse multilevel* area	114,000 sqm
Office space	12,500 sqm
Year of construction	2019
Building height	20 m
Photovoltaic system	3 MW
Environmental certification	DGNB Platinum

*Picktower area: 5 levels



Carried out by Engineering 2K





DISTRIBUTION LOGISTICS CENTERS

Vidigulfo (MI)

SDA
BUILDING A

Total GLA	28,000 sqm
Warehouse area	27,000 sqm
Office space	1,000 sqm
Year of construction	2023
Building height	15 m
Photovoltaic system	8 kWp



BUILDING B

Total GLA	315,000 sqm
Warehouse area	30,500 sqm
Office space	1,000 sqm
Year of construction	2022
Building height	15 m
Photovoltaic system	25 kWp
Environmental certification	BREEAM Excellent



LOGISTICS WAREHOUSE & OFFICES

Reggio Emilia

HOLYART



Total GLA	10,950 sqm
Warehouse area	7,950 sqm
Office space	3,000 sqm
Year of construction	2022
Building height	15 m
Environmental certification	BREEAM Excellent



Carried out by F&R



Elancourt (Paris)

THE FIRST MULTILEVEL PERI-URBAN WAREHOUSE IN FRANCE





MULTILEVEL WAREHOUSE
 Elancourt (Paris)
 SEGRO

Total GLA	26,600 sqm
Warehouse area	23,900 sqm
Office space	2,700 sqm
Year of construction	2023
Building height	15.5 m
Environmental certification	BREEAM Excellent



Carried out by ING2K





CROSS-DOCKING WAREHOUSE
 Ris Orangis (Paris)
 GEODIS

Total GLA	11,000 sqm
Warehouse area	10,500 sqm
Office space	950 sqm
Year of construction	2021
Building height	10 m
Photovoltaic system	204 kWp
Environmental certification	BREEAM Outstanding



ECO-FRIENDLY LOGISTICS WAREHOUSE
 Chartres (Paris)
 MOUNTPARK

Total GLA	35,600 sqm
Warehouse area	34,800 sqm
Office space	800 sqm
Year of construction	2023
Building height	14 m
Photovoltaic system	1.6 kWc
Environmental certification	BREEAM Excellent Biodiversity



Carried out by ING2K





REFRIGERATED WAREHOUSE

Liffré (Rennes)

LIDL

Total GLA	18,000 sqm
Year of construction	2021
Building height	From 11.6 m to 15.5 m
Indoor temperature	From +18°C to -22°C

WAREHOUSE SUBJECT TO A TECHNOLOGICAL RISK PREVENTION PLAN

Feyzin (Lyon)

THERMCROSS

Total GLA	8,200 sqm
Warehouse area	7,670 sqm
Office space	530 sqm
Year of construction	2022
Building height	15 m



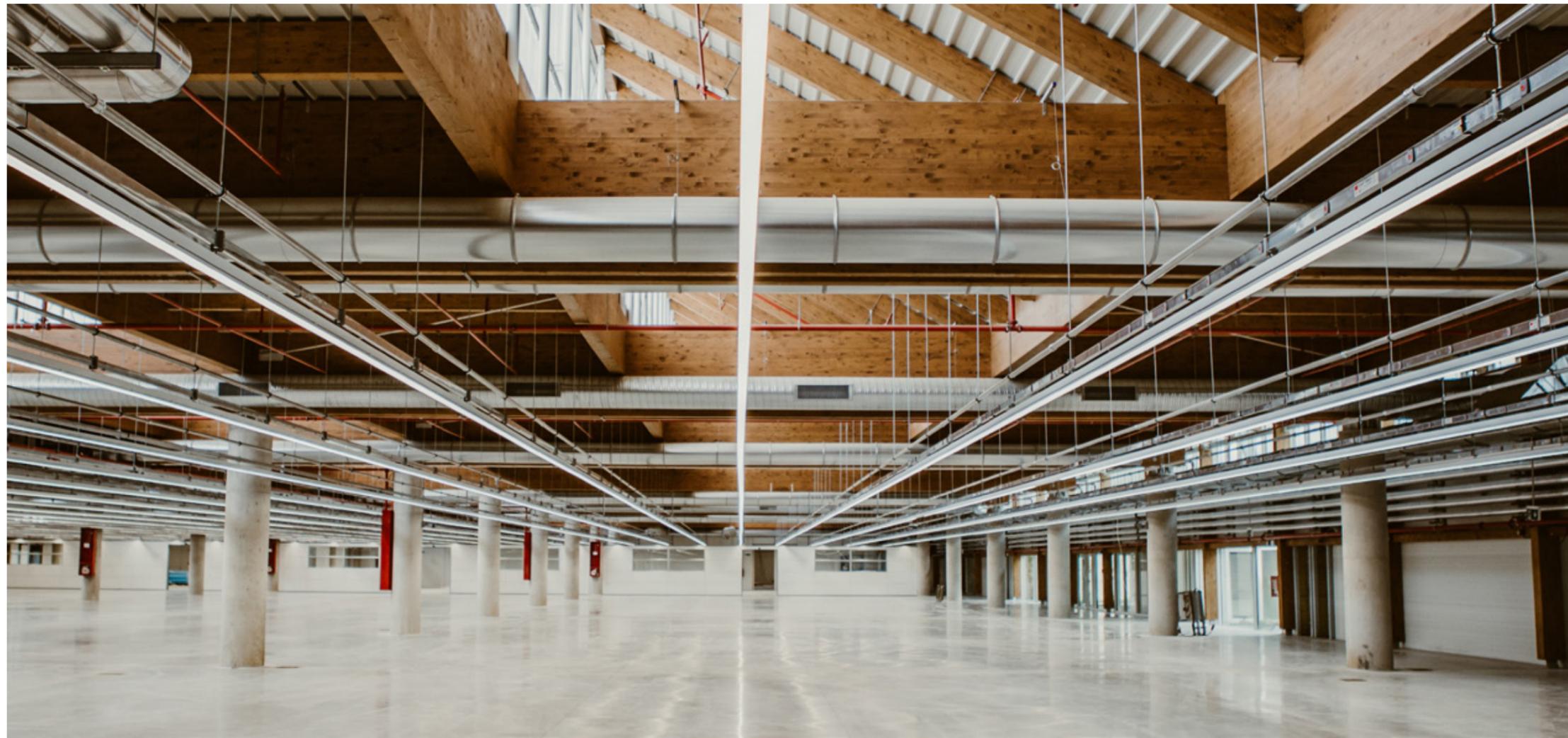


THE BIGGEST LEATHER FACTORY
IN EUROPE

Sibiu (Romania)

PRADA

Total GLA	12,000 sqm
Year of construction	2022



Carried out by Mantor E2K



E-COMMERCE WAREHOUSE
Gießen (Germany)
ZALANDO

Total GLA	130,000 sqm
Warehouse area	100,000 sqm
Mezzanine area	30,000 sqm
Year of construction	2023



Carried out by E2K Germany

SUSTAINABILITY CERTIFICATIONS

Project	Year	Certification	Status
Pontenure - Building B	2011	BREEAM in-use	VERY GOOD
Castel San Giovanni - Building M	2012	BREEAM in-use	VERY GOOD
Pontenure - Building A & C	2012	BREEAM in-use	VERY GOOD
Villanterio - L' Oreal	2012	LEED	GOLD
Castel San Giovanni - Amazon MXP5	2013	BREEAM in-use	VERY GOOD
Lindt Magenta Logistic Park	2015	BREEAM in-use	VERY GOOD
Castel San Giovanni - Building N	2015	BREEAM in-use	VERY GOOD
Rovigo - GEODIS	2015	BREEAM in-use	VERY GOOD
Castel San Giovanni - Building A-D	2015	BREEAM in-use	VERY GOOD
Bologna - Natura SI	2016	BREEAM new construction	VERY GOOD
Passo Corese - Amazon FCO1	2017	BREEAM new construction	VERY GOOD
Castel San Giovanni - Building S - MONCLER	2018	BREEAM in-use	VERY GOOD
Casirate d'Adda - Amazon LIN8	2018	BREEAM new construction	VERY GOOD
Roma Tecnopolo	2019	BREEAM in-use	EXCELLENT
Torrazza Piemonte - Amazon TRN1	2019	BREEAM new construction	VERY GOOD

Project	Year	Certification	Status
Nogarole Rocca - Zalando	2019	DGNB	DGNB PLATINUM
Bologna - Building DC14	2019	BREEAM new construction	VERY GOOD
Bologna - Building DC16 - SDA	2019	LEED	GOLD
Castel San Giovanni - Building T - MORATO	2019	BREEAM in-use	VERY GOOD
Vescovana (Padova) - Building DC3	2019	LEED	GOLD
Bologna - Building DC15 - LOGISTA	2020	BREEAM new construction	VERY GOOD
VGP Park Valsamoggia - Building B	2020	BREEAM in-use	VERY GOOD
Bologna DC18 - Prologis	2020	LEED	GOLD
Novara S. Agabio - Building A (DSV)	2020	BREEAM new construction	GOOD
Castel San Giovanni - Building W	2020	BREEAM in-use	VERY GOOD
Landriano C - Aldi	2020	BREEAM in-use	EXCELLENT
Casirate d'Adda - Iper	2020	BREEAM in-use	VERY GOOD
Landriano D - Tiesse	2020	BREEAM in-use	EXCELLENT
Passo Corese L34 - SDA	2020	BREEAM in-use	EXCELLENT
VGP Park Valsamoggia - Building A	2020	BREEAM in-use	EXCELLENT

SUSTAINABILITY CERTIFICATIONS

Project	Year	Certification	Status
Landriano E - SDA	2020	BREEAM in-use	EXCELLENT
Colleferro B - Leroy Merlin	2020	BREEAM in-use	EXCELLENT
Pontenure DC5	2020	BREEAM in-use	EXCELLENT
Colleferro A - Amazon	2020	BREEAM new construction	EXCELLENT
Piacenza DC5	2020	LEED	GOLD
Genova DLG1 - Amazon	2021	BREEAM in-use	EXCELLENT
Parma DS1 - Amazon	2021	BREEAM in-use	EXCELLENT
Castegnato (BS) DL05 - Amazon	2021	BREEAM in-use	EXCELLENT
Bologna DC10 - NaturaSi expansion	2021	BREEAM in-use	VERY GOOD
Castel San Giovanni Building V1 - Moncler	2021	BREEAM in-use	EXCELLENT
Rome North DC4 - Passo Corese L22 Metro	2021	BREEAM in-use	EXCELLENT
Bologna DC13 - Jaguar expansion	2021	BREEAM in-use	EXCELLENT
Grugliasco (TO) DS2 - Amazon	2021	BREEAM in-use	EXCELLENT
Torrevecchia Pia (PV) - One Express	2021	BREEAM in-use	EXCELLENT
Treviso DS3 - Amazon	2021	BREEAM in-use	VERY GOOD

Project	Year	Certification	Status
Bologna DC15 - Pall-Ex Italia	2022	BREEAM in-use	EXCELLENT
Roma Sud DC2 - Logista	2022	BREEAM in-use	EXCELLENT
Castel San Giovanni V2 - XPO	2022	BREEAM in-use	EXCELLENT
Castel San Giovanni Z1 - Comp 2 e 3 - MARR	2022	BREEAM In-Use	EXCELLENT
Verona - Schenker Italiana S.p.A.	2022	BREEAM new construction	VERY GOOD
San Salvo (CH) - Amazon	2022	BREEAM new construction	EXCELLENT
Casei Gerola (PV) - WHB	2022	LEED	PLATINUM
Piacenza - DC6	2023	LEED	SILVER
Bologna - DC16	2023	BREEAM in-use	EXCELLENT
Asti - Amazon DP14	2023	BREEAM in-use	VERY
Milano - Amazon - Uffici di Via Toffetti	2023	BREEAM in-use	EXCELLENT
Maddaloni - Decathlon	2023	BREEAM in-use	EXCELLENT
Bologna North - DC2	2023	BREEAM in-use	EXCELLENT
Casei Gerola (PV) - WHA	2023	LEED	PLATINUM
Castel San Giovanni - Building F	2023	BREEAM in-use	EXCELLENT

SUSTAINABILITY CERTIFICATIONS

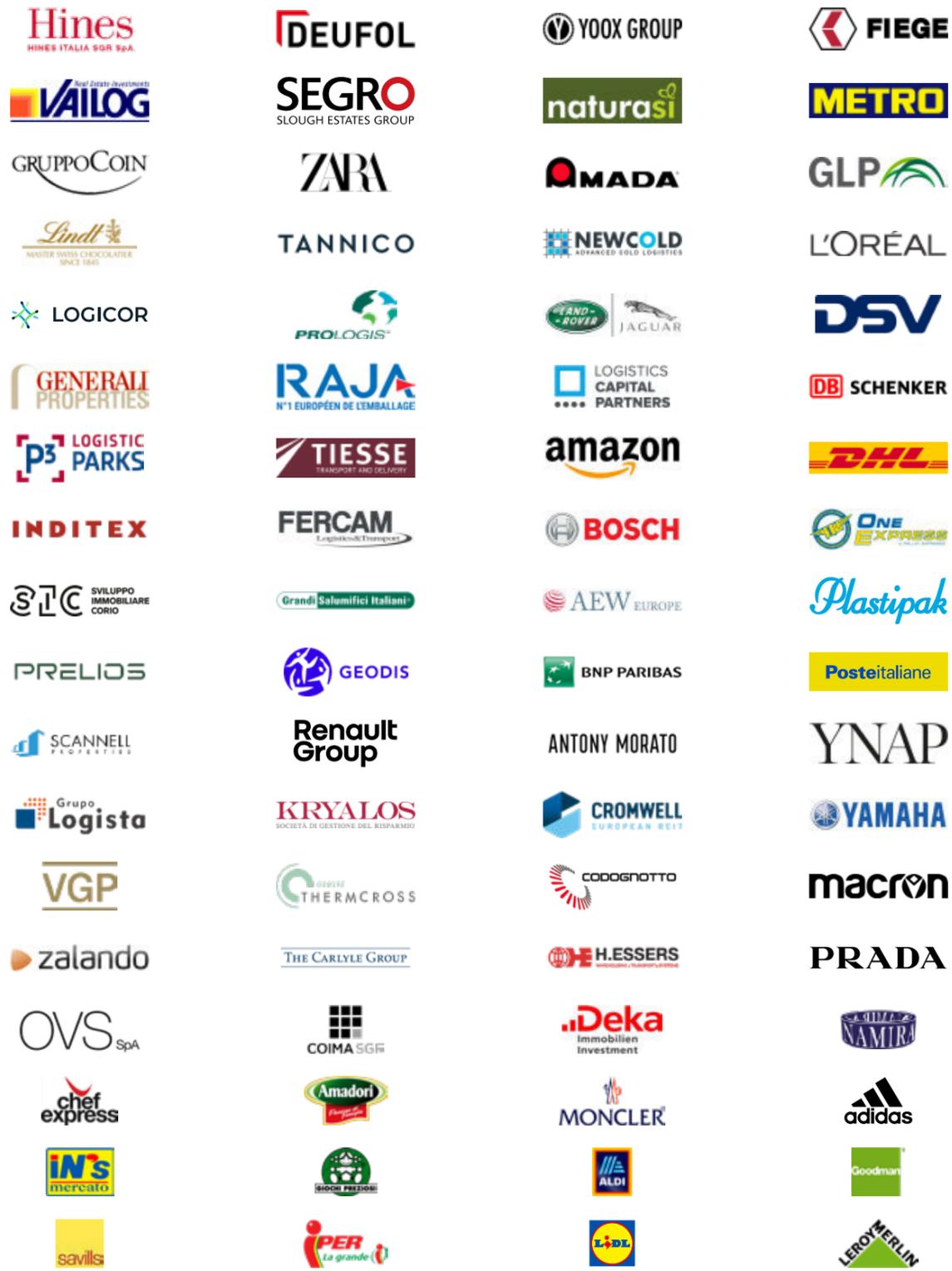
Project	Year	Certification	Status
Roma - Via Birolli	2023	BREEAM new construction	VERY GOOD
Roma - Passo Corese - Building 1	2023	BREEAM new construction	VERY GOOD
Castel San Giovanni - Z2	2023	BREEAM in-use	EXCELLENT
Inveruno	2023	BREEAM in-use	VERY GOOD
Lodi - DC8	2023	LEED	GOLD
Mantova	2023	LEED	GOLD
Settimo Torinese - Lotto 3 CEAT	2023	BREEAM new construction	VERY GOOD
Colleferro B - Ampliamento Leroy Merlin	2024	BREEAM in-use	EXCELLENT
CSG Lotto Y1 - Renault	2024	BREEAM new construction	EXCELLENT
Vidigulfo A	2024	BREEAM in-use	EXCELLENT
Vidigulfo B	2024	BREEAM in-use	EXCELLENT
Bologna DC17	2024	BREEAM in-use	EXCELLENT

Project	Year	Certification	Status
Colleferro B ampliamento Leroy Merlin	2024	BREEAM in-use	EXCELLENT
Castel San Giovanni - X SDA	2024	BREEAM in-use	EXCELLENT
Pavia - Tiesse Holding	2024	BREEAM In-use	VERY GOOD
Castel San Giovanni - Y3	2024	BREEAM In-use	EXCELLENT
Cameri GLP	2024	BREEAM new construction	EXCELLENT
Landriano GLP Park	2025	BREEAM new construction	EXCELLENT
Valsamoggia - G Park	2025	BREEAM new construction	EXCELLENT
Fara in Sabina (RI) - Building 3 - AEW	2025	BREEAM new construction	EXCELLENT
Trognano (MI) - Building A e B	2025	BREEAM new construction	EXCELLENT
Fara in Sabina (RI) - Building 2 - AEW	2025	BREEAM new construction	EXCELLENT
Maddaloni (CE)	2025	BREEAM new construction	EXCELLENT

SUSTAINABILITY CERTIFICATIONS

Project	Year	Certification	Status
Ris Orangis - Geodis	2021	BREEAM in-use	OUTSTANDING
Fleury-les-Aubray	2021	BREEAM in-use	IN USE
Saint Quentin Fallavier	2022	BREEAM in-use	EXCELLENT
Elancourt - Segro	2023	BREEAM in-use	EXCELLENT
Chatres - Mountpark	2023	BREEAM in-use	EXCELLENT
Fontaine, Vaillog	2025	BREEAM in-use	OUTSTANDING
Macon - Logicor	2025	BREEAM in-use	EXCELLENT

BUSINESS PARTNERS



WE
BUILD
YOUR
BUSINESS

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E2K Iberia

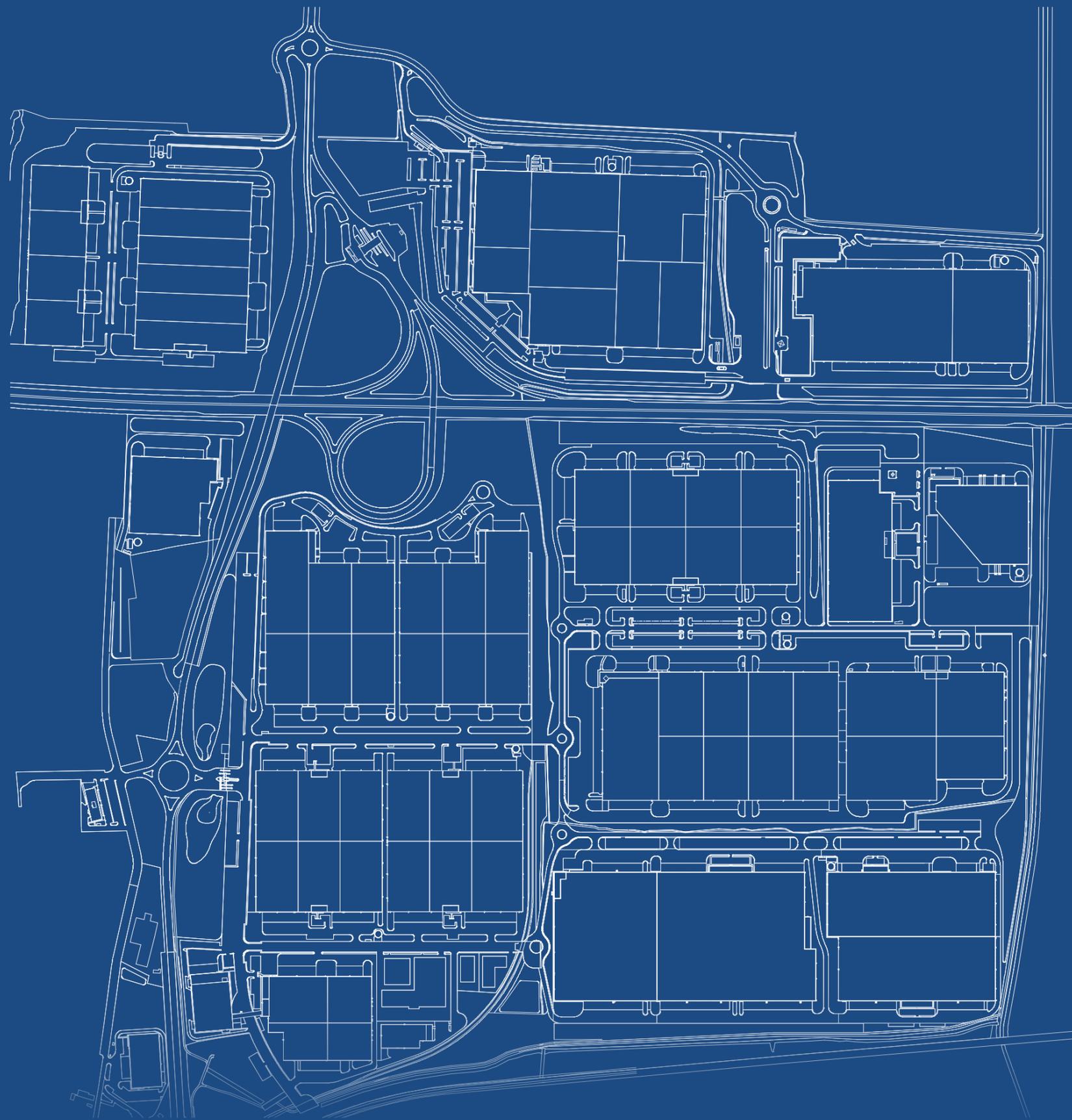
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